



DARR s.a.



POLSKA AGENCJA INFORMACJI
I INWESTYCJI ZAGRANICZNYCH S.A.

LOCATION	Company name	Lower Silesian Technology Park T-Park
	Managing instytution	Lower Silesian Regional Development Agency
	Town / Commune	Szczawno-Zdrój
	District / Powiat	Wałbrzych
	Voivodship	Lower Silesia
AREA OF THE PROPERTY	Max. area available (as one piece) [ha]	Site No 769/6 - 3,95 ha
		Site No 769/7 - 2,5649 ha
		Site No 769/12 - 3,20 ha
		Site No 7/2, 8/2 - 2,41 ha
		Site No 769/6 - 3,95 ha
Possibility for expansion (short description)	Greenfields of Lower Silesian Technology Park are destination for investors from high technology sector Possibility for expansion depending on the needs of investor	
PROPERTY INFORMATION	Owner / owners	Lower Silesian Regional Development Agency Szczawno Zdrój Commune
	Valid spatial development plan (Y/N)	Yes
	Zoning	Site for the environmentally friendly industry from innovation technology sector

LAND SPECIFICATION

Soil class with area [ha]	Site No 769/6 - 3.9500 ha Bp - 0,0467 RIVa - 0,7099 ŁIII - 1,0825 RIIIb - 2,1109
	Site No 769/7 - 2,5649 ŁIII - 0,1584 RIIIb - 0,4166 RIVa - 1,9899
	Site No 769/9 - 8,6427 ŁIII - 2,7321 RIIIb - 4,9671 RIVa - 0,9435
	Site No 769/12 - 3,1975 ŁIII - 0,4390 RIIIb - 2,4047 RIVa - 0,3538
	Site No 7/2 - 1,0978 ha RIIIb - 0,4715 ha ŁIII - 0,4368 ha ŁIV - 0,1895 ha
	Site No 8/2 - 1,3088 ha ŁIV - 0,0655 ha RIIIb - 1,2433 ha
Differences in land level [m]	Inconsiderable / There isn't much difference in land level
Present usage	Area prepared for sale
Soil and underground water pollution (Y/N)	No
Waste materials on site (Y/N)	No
Underground water level [m]	No existing underground water level on site.
Risk of flooding or land slide (Y/N)	No
Przeszkody podziemne (T/N)	Nie
Przeszkody występujące na powierzchni terenu (T/N)	Nie

	Ecological restrictions (Y/N)	No localization of activities which could have a negative effect on environment. Due to valid spatial development plan there is not possible to built shopping/services centers (more than 3 ha) and tourists investments.
	Buildings / other constructions on site (Y/N)	No buildings on site.
BUILDING RESTRICTIONS	Building coverage [%]	Min 20% Max 80%
	Building height limit [m]	Max 14 m
	Others if any	No
TRANSPORT LINKS	Access road to the plot (type and width of the access road)	High standard of road nr. D1 - class G
	Nearest motorway / national road [km]	Site has direct access to the bypass of Szczawno Zdrój The Investments ground is situated in geographically convenient location in relation to capital of Lower Silesia - Wrocław (70 km) and close to the borders of Czech Republic (25 km) and Germany (130 km) . This is an additional strong point for investments in the T-Park area. Attractiveness of the zone is increased by well developed transport network - road and railway systems and existing and reconstructed highway A4 (30 km). The international airport situated in Wrocław (70 km) makes possible fast both domestic and foreign air connection .
	Railway track [km]	The existing PKP railway track runs approx. 1km. Railway station in Wałbrzych - approx. 1,5 km.
	Railway siding [km]	2 km from the investment site

	Nearest international airport [km]	Copernicus Airport Wrocław - approx. 70 kilometres
	Nearest voivodship city [km]	Wrocław - approx. 70 kilometres
EXISTING INFRASTRUCTURE	Electricity (Y/N)	Yes
	Connection point (distance from the border) [m]	Existing electricity connection on site.
	Voltage [kV]	380[V]
	Available capacity [MW]	Medium voltage [400 kW]
	Gas (Y/N)	Yes
	Connection point (distance from the border) [m]	In the area runs high pressure gas pipeline
	Calorific value [kw/Nm ³]	Due to the Gas Supplier condition
	Pipe diameter [mm]	DN 160/125 [mm]
	Water supply (Y/N)	Existing water pipe for social use.
	Connection point (distance from the border) [m]	Existing connection on site.
	Available capacity [m ³ /24h]	Max 255m ³ /24h
	Sewage discharge (Y/N)	Yes
	Connection point (distance from the border) [m]	Existing sewage discharge connection on site.
	Available capacity [m ³ /24h]	Max 255m ³ /24h
	Limitation of discharge	Max 255m ³ /24h
	Treatment plant (Y/N)	Y Świebodzice - 10 km

	Telephone (Y/N)	Y
	<ul style="list-style-type: none"> • Connection point (distance from boundary) [m] 	Existing telephone connection on site.
	Number of analog lines to be available	Due to the line operator conditions.
	Number of ISDN lines to be available	Due to the line operator conditions.
COMMENTS	<p>Greenfields of Lower Silesian Technology Park T-Park are located in Szczawno-Zdroj along the northern part of Walbrzych city. Site has direct access to the bypass of Szczawno Zdrój. The investment sites are situated in geographically convenient location in relation to capital of Lower Silesia - Wrocław (70 km) and close to the borders of The Czech Republic (25 km) and Germany (130 km). This is an additional strong point for investments in the T-Park area. Attractiveness of the zone is increased by well developed transport network - road and railway systems and existing and highway A4 (30 km) and planned express road S3 (15 km). The international airport situated in Wrocław (70 km) makes possible fast both domestic and foreign air connection</p> <p>Site is covered with the legal local master plan.</p> <p>It is adjacent to the existing rural sites with future possibility for its destination transition for investment zone according to "The Study of Conditions and Prospects of Land Development for Szczawno-Zdrój Commune". In "The Study..." it is located in the zone for multifunctional development in the direction of multidimensional development for economy functions.</p> <p>Good developed road and railways networks as well as international airport in Wrocław plus close distance to borders with the Czech Republic and Germany is favorable for establishing cooperation and business contacts.</p>	
CONTACT	<p>Dolnośląska Agencja Rozwoju Regionalnego S.A.</p> <p>Marek Urbański, +48 74 648 04 47 e-mail: marek.urbanski@darr.pl</p>	



Tereny inwestycyjne T-Park

